

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

Mr. Timothy E. Watts

586 Achule, Cr.
Monticello AL 35715

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

HOWARD GREEN, an unmarried man and ROBBIE GREEN, an unmarried woman

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

TIMOTHY E. WATTS and wife, SANDRA L. WATTS

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest 1/4 of the Southeast 1/4, Section 34, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the Southeast corner of said 1/4 1/4 Section run along a fence marking the South 1/4 1/4 line, due West for 671.9 feet; thence deflect right an angle of 87 deg. 36 min. and run Northerly for 349.7 feet; thence deflect right an angle of 92 deg. 24 min. and run Easterly and parallel to the South 1/4 1/4 line for 671.9 feet to the center of survey of a 60 foot right of way gravel road; thence deflect right an angle of 87 deg. 36 min. and run Southerly along the center of said road (also the East 1/4 1/4 line) for 349.7 feet, back to the beginning point; being situated in Shelby County, Alabama.

SUBJECT TO:

Right of way and easements of record.

Less and except any part of subject property lying within a public road.


15,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


This property is sold as an estate plot. Construction is limited to a single-family residential dwelling and any appertinant buildings to be stick built and not less than 1600 square feet finished area in size. This restriction can be enforced by Grantors and every other property owner of estate plots purchased from Grantors in this quarter-quarter section. No sub-dividing or mobile homes or used homes.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th day of March, 1986.


Howard Green (SEAL)


Robbie Green (SEAL)

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Green, an unmarried man and Robbie Green, an unmarried woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of March, 1986.



Regina A. Latham
Notary Public

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STATE OF ALA. INSTR. BY REC.
I CERTIFY THIS INSTRUMENT IS
1986 MAR 31 AM 9:12

Regina A. Latham
NOTARY PUBLIC

1. Deed Tax	\$ <u>10.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>16.00</u>